



Sudden Valley Community Association Architectural Control Committee

Date 08/01/2024

Time 9:00 AM

Zoom

Minutes

Type of meeting:	Request and Plan Review
Facilitator:	Daniel Rodriguez, Chair
Committee Attendees:	John Gingrich, Allen Helvajian (left @9:30 AM), Jo Jean Kos, Dan Vink, Patric Zwolenski
Excused Absence:	N/A
Attendees:	Diane Bruneau
Observers:	Erin Matthews (Item 4), Jeff Sani (Item 9), Mike Robles (Items 22 & 23), Nadine Lihach (Item 21), Chad Schmitt (Items 22 & 23), Erin Russell (Items 28 & 29 added), J Young (Items 28 & 29 added), John Gordon (Items 11, 12, 13), Shanda Owen (Item 10), Mark Gallagher (Item 24)

Item – 1	Approval of 08/01/2024 ACC Meeting Agenda
Item – 2	Consent Agenda – Approval of the 07/18/2024 ACC Meeting Minutes
Item – 3	Consent Agenda – Approval of the 07/23/2024 ACC Meeting Minutes
Item – 4	33 Longshore Ln, G1, Fence (Dog) Change to Approved Plans
Item – 5	109 Windward Dr, G1, Tree (Remove 2)
Item – 6	21 Fairway Ln, G1, Tree (Remove 2)
Item – 7	5 Grand View Ln, G2, Ext Alt (Deck Railing)
Item – 8	5 Larkspur Ct, G2, Ext Alt (Shed)
Item – 9	68 Marigold Dr, G2, Ext Alt (Landscape & Culvert)
Item – 10	425 Sudden Valley Dr, G3, Addition (Deck Tier 2) Resubmission
Item – 11	1 Indian Ridge Ct, G3, Extension & Re-Approval
Item – 12	8 Thunder Peak Way, G3, Extension & Re-Approval
Item – 13	10 Thunder Peak Way, G3, Extension & Re-Approval
Item – 14	20 Louise View Dr, G5, Tree (Remove 1) Resubmission
Item – 15	3 Rosebud Pl, G5, Tree (Remove 1)
Item – 16	32 Bramble Way, G5, Tree (Remove 1)
Item – 17	10 Wisteria Ln, G5, Variance (Shed Size)
Item – 18	8 Loganberry Ln, G5, Ext Alt (Enclose Carport)
Item – 19	10 Loganberry Ln, G5, Tree (Remove 1)
Item – 20	307 Sudden Valley Dr, G9, Fence (Pet)



Item – 21	3 Cedar Pl, G9, Ext Alt (Retaining Wall & Fire Pit)
Item – 22	208 Polo Park Dr, G9, New Construction Resubmission
Item – 23	208 Polo Park Dr, G9, Variance (Setbacks)
Item – 24	111 Polo Park Dr, G13, Parking Pad Letter Resubmission
Item – 25	16 Yearling Pl, G13, Tree (Remove 2)
Item – 26	41 Maple Ct, G13, Extension & Reapproval
Item – 27	41 Maple Ct, G13, Construction Change (Paint)
Item – 28 ADD	8 Valley View Cir, G2, New Construction Resubmission (added at meeting)
Item – 29 ADD	10 Valley View Cir, G2, New Construction Resubmission (added at meeting)

Meeting Called to Order 09:09 AM

Item – 1	Approval of 08/01/2024 ACC Meeting Agenda	Video 00:00:15 – 00:01:18
Comments:	Amend agenda by removing Item 20 307 Sudden Valley Dr (new owner request – they have not yet closed). Add Item 28 8 Valley View Cir. Add Item 29 10 Valley View Cir.	
Discussion:		
Action:	Approved	Motion: Patric Unanimous

Item – 2	Consent Agenda – Approval of the 07/18/2024 ACC Meeting Minutes	Video 00:01:24 – 00:01:49
Comments:		
Discussion:		
Action:	Approved (Patric Abstained)	Motion: Daniel R Majority

Item – 3	Consent Agenda – Approval of the 07/23/2024 ACC Meeting Minutes	Video 00:01:50 – 00:02:13
Comments:		
Discussion:		
Action:	Approved (Dan V Abstained)	Motion: Daniel R Majority

Item – 4	33 Longshore Ln, G1, Fence (Dog) Change to Approved Plans	Video 00:02:23 – 00:07:22
Comments:		
Discussion:		
Action:	Approved	Motion: Dan V Unanimous

Item – 5	109 Windward Dr, G1, Tree (Remove 2)	Video 02:34:55 – 02:36:04
Comments:	Resubmit with arborist report	
Discussion:		
Action:	Denied with Comments	Motion: Patric Unanimous



Item – 6	21 Fairway Ln, G1, Tree (Remove 2)	Video 02:36:06 – 02:36:27	
Comments:	Resubmit with arborist report		
Discussion:			
Action:	Denied with Comments	Motion: Patric	Unanimous

Item – 7	5 Grand View Ln, G2, Ext Alt (Deck Railing)	Video 02:36:32 – 02:37:04	
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 8	5 Larkspur Ct, G2, Ext Alt (Shed)	Video 02:37:11 – 02:39:52	
Comments:	Resubmit with more construction details including roofing material, siding material, and height measurement.		
Discussion:			
Action:	Denied with Comments	Motion: John	Unanimous

Item – 9	68 Marigold Dr, G2, Ext Alt (Landscape & Culvert) <i>IN CONCEPT</i>	Video 00:08:02 – 00:25:30	
Comments:	Need more information regarding materials prior to approving.		
Discussion:			
Action:	In-Concept Approved with Comments (Jo Jean Opposed) THIS IS NOT AN APPROVAL OF THE PROJECT	Motion: Allen	Majority

Item – 10	425 Sudden Valley Dr, G3, Addition (Deck Tier 2) <i>Resubmission</i>	Video 00:42:03 – 00:43:13	
Comments:			
Discussion:			
Action:	Approved	Motion: Dan V	Unanimous

Item – 11	1 Indian Ridge Ct, G3, Extension & Re-Approval	Video 02:21:41 – 02:25:25	
Comments:	Extended six months to 2/7/2025 with appropriate SVCA fees		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

Item – 12	8 Thunder Peak Way, G3, Extension & Re-Approval	Video 02:25:26 – 02:25:52	
Comments:	Extended six months to 2/3/2025 with appropriate SVCA fees		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous



Item – 13	10 Thunder Peak Way, G3, Extension & Re-Approval		Video 02:25:53 – 02:26:16
Comments:	Extended six months to 2/10/2025 with appropriate SVCA fees		
Discussion:			
Action:	Approved with Comments	Motion: John	Unanimous

Item – 14	20 Louise View Dr, G5, Tree (Remove 1) <i>Resubmission</i>		Video 02:39:56 – 02:40:41
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 15	3 Rosebud Pl, G5, Tree (Remove 1)		Video 02:40:55 – 02:41:54
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 16	32 Bramble Way, G5, Tree (Remove 1)		Video 02:41:55 – 02:42:57
Comments:			
Discussion:			
Action:	Approved	Motion: Patric	Unanimous

Item – 17	10 Wisteria Ln, G5, Variance (Shed Size)		Video 02:42:58 – 02:43:30
Comments:			
Discussion:			
Action:	Approved (John Abstained)	Motion: Daniel R	Majority

Item – 18	8 Loganberry Ln, G5, Ext Alt (Enclose Carport)		Video 02:28:27 – 02:29:55
Comments:			
Discussion:			
Action:	Approved (Daniel Abstained)	Motion: Patric	Majority

Item – 19	10 Loganberry Ln, G5, Tree (Remove 1)		Video 02:29:56 – 02:30:26
Comments:			
Discussion:			
Action:	Approved (John Abstained)	Motion: Dan V	Majority



Item – 20	307 Sudden Valley Dr, G9, Fence (Pet) New owners will resubmit when they close		Video N/A
Comments:			
Discussion:			
Action:	N/A	Motion: N/A	N/A

Item – 21	3 Cedar Pl, G9, Ext Alt (Retaining Wall & Fire Pit)		Video 00:43:25 – 00:52:57
Comments:	1) Take steps to ensure the significant tree at the front corner is not impacted by construction (particularly roots), 2) Retaining wall may not be built in SVCA right-of-way – property lines must be determined and location of retaining wall must be inspected/approved by SVCA prior to construction		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

Item – 22	208 Polo Park Dr, G9, New Construction Resubmission		Video 00:53:34 – 01:14:58
Comments:	1) SVCA to review to ensure that the stormwater design has the requisite permitting from SVCA to cross SVCA green space, 2) SVCA to review stormwater drainage to ensure it is consistent with the work the neighbors have done in the area and essentially has the signoff of the neighborhood. If there is additional work to be done on this lot to make it consistent, then it is up to the builder to do that work.		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

Item – 23	208 Polo Park Dr, G9, Variance (Setbacks)		Video 01:15:01 – 01:16:11
Comments:			
Discussion:			
Action:	Approved	Motion: Daniel R	Unanimous

Item – 24	111 Polo Park Dr, G13, Parking Pad Letter Resubmission IN CONCEPT		Video 00:26:06 – 00:41:03
Comments:			
Discussion:			
Action:	Denied (Jo Jean & Patric opposed)	Motion: Dan V	Majority

Item – 25	16 Yearling Pl, G13, Tree (Remove 2)		Video 02:43:30 – 02:47:25
Comments:			
Discussion:			
Action:	Approved (Daniel R Abstained)	Motion: Patric	Majority

Item – 26	41 Maple Ct, G13, Extension & Reapproval		Video 02:47:26 – 02:49:04
Comments:	Extended six months to 1/31/2025 with appropriate SVCA fees		
Discussion:			
Action:	Approved with Comments	Motion: Daniel R	Unanimous



Minutes

Item – 27	41 Maple Ct, G13, Construction Change (Paint)	Video 02:49:10 – 02:50:16	
Comments:			
Discussion:			
Action:	Approved	Motion: John	Unanimous

Item – 28 ADD	8 Valley View Cir, G2, New Construction Resubmission (added at meeting)	Video 01:16:27 – 02:12:13	
Comments:	1) Trees 1&2 (on builder property) and 3&4 (on Keith McLean’s property) to be removed, 2) SVCA to grant easement across green space for the stormwater drainage, 3) Cooperation of the homeowner whose right-of-way (easement) is involved is required. 4) There is no contingency for pumping the stormwater up. Resubmit for further discussion if the SVCA Board of Directors decides not to grant the easement.		
Discussion:			
Action:	Approved with Comments	Motion: Dan V	Unanimous

Item – 29 ADD	10 Valley View Cir, G2, New Construction Resubmission (added at meeting)	Video 02:12:18 – 02:14:39	
Comments:	1) SVCA to grant easement across green space for the stormwater drainage, 2) Cooperation of the homeowner whose right-of-way (easement) is involved is required. 3) There is no contingency for pumping the stormwater up. Resubmit for further discussion if the SVCA Board of Directors decides not to grant the easement.		
Discussion:			
Action:	Approved with Comments	Motion: John G	Unanimous

Meeting Adjourned 12:00 PM